

### 5.0 ENVIRONMENTAL IMPACT ANALYSIS

This section provides information on existing conditions, evaluates the potential environmental consequences of the proposed project, and, where applicable, recommends mitigation measures for each environmental category. This Draft Environmental Impact Report (EIR) addresses all environmental issue areas considered under the California Environmental Quality Act (CEQA). The potential for cumulative impacts is also addressed. Each subchapter is organized under the following headings:

- Existing Conditions/Setting
- Regulatory Setting
- Project Impacts (including Thresholds of Significance)
- Level of Significance Before Mitigation
- Environmental Mitigation Measures
- Level of Significance After Mitigation

Cumulative impacts are addressed in Section 7.0, Long-Term Effects.

The focus of the environmental analysis in each of the following sections is the proposed actions as described in Section 3.0, Project Description.

Upon public review of this Draft EIR and City staff finalization of recommended project conditions of approval, a Mitigation Monitoring Reporting Program (MMRP) for the project will be prepared. The updated MMRP will be adopted at the time the Final EIR is submitted to the City Council for certification.

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